

Washington Department of Corrections
Westside Reception Center Site Selection
Site Evaluation Criteria

1. Site Characteristics				
Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
Natural Environment Features				
1.1 Presence of wetlands and streams Weight 4	No wetland, stream or associated buffer impacts to construct the facility, access the site or provide services to the site	Proposal would satisfy LEED site selection criteria for presence of wetlands and streams or areas of special concern	Wetland, stream and/or buffer impacts unavoidable to construct the facility, access the site or provide services to the site. or would not meet LEED site selection criteria.	Wetland, stream and/or buffer impacts present unreasonable constraints to site development
1.2 Fish and Wildlife Habitat Conservation Areas (FWHCA) Weight 4	No FWHCA impacts to construct the facility, access the site or provide services to the site.	Potential impacts to FWHCA, need agency consultation to determine requirements to construct the facility, access the site or provide services to the site. Proposal would satisfy LEED site selection criteria.	FWHCA impacts unavoidable to construct the facility, access the site or provide services to the site or would not satisfy LEED site selection criteria	FWHCA impacts present unreasonable constraints to site development
1.3 Threatened, Endangered or Protected Plant Species Weight 4	No threatened, endangered or protected plant species impacts to construct the facility, access the site or provide services to the site.	Potential indirect impacts to threatened, endangered or protected plant species, need agency consultation to determine requirements to construct the facility, access the site or provide services to the site.	Threatened, endangered or protected plant species impacts unavoidable to construct the facility, access the site or provide services to the site.	Threatened, endangered or protected plant species impacts present unreasonable constraints to site development
1.4 Floodplain Weight 5	No floodplain impact to construct the facility, access the site or provide services to the site.	Potential minor impacts to floodplain that are clearly able to be mitigated (flood storage compensation, etc.) and permitted, need agency	Floodplain impact unavoidable or would not satisfy LEED site selection criteria	Floodplain constraints unlikely to allow construction of facility, access, or provision of services to site.

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		consultation to determine requirements to construct the facility, access the site or provide services to the site. Proposal would satisfy LEED site selection criteria.		
1.5 Designated Shorelines Weight 3	Use is clearly consistent with shoreline regulations.	Use would likely be permitted based on shoreline regulations	Use is likely inconsistent with shoreline regulations	
1.6 Building site grades and topography Weight 2	0-5 percent slopes	5-15 percent slopes	>15 percent slopes	Site topography precludes or severely limits feasibility of development
1.7 Geology (soils and bedrock) Weight 3	High allowable bearing pressures	Moderate bearing pressures, non liquefiable soils	Soft and settlement prone areas Liquefiable soils (seismic hazard)	
1.8 Groundwater Weight 2	Deeper than 10 feet		Shallower than 10 feet	
1.9 Prime farmland Weight 3	Proposal would satisfy LEED site selection criteria.		Proposal would not satisfy LEED site selection criteria.	
Geologic Hazards				
1.10 Slope hazards (40% +) Weight 3	No steep slope hazards on site or within 500' of building site	No steep slope hazard that will impede building site, access, or utilities.	Steep slope hazards that impact development potential	Steep slopes that preclude or severely limit feasibility of development
1.11 Landslide Weight 1	No landslide hazards on site or within ¼ mile of site	On relatively small portions of site or in vicinity of site	Landslide hazards that reduce development potential	

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1.12 Erosion Weight 2	No erosion hazard areas on site or within ¼ mile of site	Moderate portions of site or in vicinity of site	Significant portion of site	
1.13 Critical recharge areas Weight 4	Not in recharge area	Site buildable		Critical recharge area constraints would preclude or severely limit feasibility of development.
1.14 Soil or groundwater contamination Weight 3	No identified past uses of potential concern, and property and surrounding properties are not listed on Federal, State Regulatory database source list.	Low risk past uses of property and surrounding properties, and property and surrounding properties not listed on regulatory databases.	High risk uses of property and/or surrounding properties, or property and/or surrounding listed on Federal, State Regulatory database source list, or past use and known contamination.	
Other Site Characteristics				
1.15 On-site known or designated historic or cultural resources Weight 3	None	Limited/minor resources	Significant resources	
1.16 Site cost/budget Weight 2	20% or more below budget allocation	80% to 100% of budget allocation	Greater than budget allocation	
1.17 Willing seller Weight 2	Property owner has demonstrated interest in selling		Seller status uncertain	Property owner not interested in selling
1.18 Presence of deed restrictions or easements Weight 4	No deed restrictions or easements that restrict site development		Deed restrictions or easements that restrict site development	Deed restrictions or easements prevent site development

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1.19 Pre-existing development Weight 2	No constraints from pre-existing development	Minor site preparation required based on pre-existing development	Significant site preparation required due to prior use of site (demolition)	
1.20 Presence of overhead transmission lines or underground pipelines Weight 2	Features do not impede facility development	Features can be moved for a minor cost	Features impede facility development or are exceedingly expensive to move	
1.21 Buildable area Weight: 3	Contiguous buildable area with 40 or more acres with regular shape	Contiguous buildable area with a minimum of 35 acres with regular shape	Contiguous buildable area of minimum 35 acres, irregular shape, but minimal impact on development	Buildable area less than 35 acres or highly irregular shape that would severely limit development feasibility
1.22 Other site constraints Weight: 4	No other known site constraints	Minor/moderate site constraints consisting of _____	Significant site constraint consisting of _____	Previously unidentified site constraints consisting of _____ would preclude development

2. Site Proximity

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
2.1 Surrounding land use compatibility Weight 2	Generally compatible	Incompatibilities may be resolved through design or mitigation	High potential for unavoidable significant negative impacts.	
2.2 Risk potential activities/facilities located in the area ¹ Weight 3	None	Within ½ mile, but not adjacent or in line of sight.	Yes, adjacent or within line of sight.	

¹ Includes uses such as schools, school bus stops, licensed day care & preschools, hospitals, public parks & trails, sports fields, playgrounds, recreational and community centers, religious facilities, and public libraries.

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
2.3 Compatibility with planned nearby development Weight 1	Generally compatible	Incompatibilities may be resolved through design or mitigation	High potential for unavoidable significant negative impacts.	
2.4 Visibility of site from surrounding area Weight 1	Site is buffered by topography, vegetation or distance	Site is partially visible and/or visible from undeveloped, industrial or other likely compatible areas	Site is visible from developed residential, commercial and other likely incompatible sites	
2.5 Proximity to airports Weight 1	Outside of flight path and within 30 minutes of general purpose airport	Within 30 to 60 minutes of general purpose airport and outside of flight path	Within flight path or over 60 minutes from general purpose airport	
2.6 Adequate capacity to provide housing for 300 new households Weight 1	Available within 15 minutes driving time	Available between 15 and 30 minutes driving time	Not available within 30 minutes driving time	
2.7 Available labor pool within 30 minutes driving time Weight 1	5 sites with the largest labor pool, relative to all sites	5 sites with moderate labor pool, relative to all sites	5 sites with the smallest labor pool, relative to all sites	
2.8 Availability of facility support services, including solid waste disposal site, health care resources, vendors for food, fuel, vehicle repair and office supplies Weight 1	Available within 30 minutes driving time	Available 30 to 60 minutes driving time	Greater than 60 minutes driving time	
2.9 Proximity to designated law enforcement shooting range for handgun and long guns Weight 1	Available within 30 miles of site	Available 30 to 60 miles from site	Greater than 60 miles from site	

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3. Site Services

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
Fire Flow				
3.1 Fire flow (3,000 GPM for 120 min.) and residual pressure (40 psi) available Weight 5	Exceeds 3,000 gpm with 40 psi residual for 2 hours.	Meets 3,000 gpm with 40 psi residual with minor on-site or off-site improvements.	Requires major on-site or off-site improvements to achieve fire flow.	Adequate fire flow cannot be achieved even with reasonable improvements
Domestic Water				
3.2 Flow (102,400 gpd average, 125 gpm peak) available. Weight 5	Exceeds average and peak flows.	Meets average and peak with minor on-site or off-site improvements.	Requires major on-site or off-site improvements to achieve required flow.	Required flow cannot be achieved even with reasonable improvements
3.3 Cost of connection to local water purveyors. Weight 3	No cost for connection	Cost comparable to other water purveyors.	Cost considerably greater than other water purveyors.	
3.4 Compliance with Washington State Department of Ecology and Health Department regulatory requirements Weight 5	Purveyor is in compliance with regulatory requirements and there are no outstanding issues for obtaining domestic water service	Purveyor is not in compliance with regulatory requirements. Non-compliance can easily be resolved and will not be an impediment to proposed development	Purveyor is not in compliance with regulatory requirements and non-compliance will be an impediment to the proposed development	
Sewer				
3.5 Location of point of connection. Weight 5	Connection with needed capacity at or near property line, no impediments to access	Connection with capacity within 500' of site, no impediments to access	500 to 1000 feet from site. If greater than 1,000 feet from site, no impediments to access	More than 1,000 feet from site and/or very difficult to access

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3.6 Capacity and method of connection. Weight 3	Pipe downhill from site and exceeds needed capacity	Pipe downhill from site and meets needed capacity	Requires on-site pumping	
3.7 Capacity of jurisdiction or sewer district treatment facility. Weight 5	Exceeds 92,160 gpd average and 7,680 gph peak facility need without triggering additional regulatory requirements	92,160 gpd average and 7,680 gph peak flow capacity is available by 2016		Required capacity is not available or extremely expensive by 2016
3.8 Compliance with Washington State Department of Ecology and Health Department regulatory requirements Weight 5	Purveyor is in compliance with regulatory requirements and there are no outstanding issues for obtaining sanitary sewer service	Purveyor is not in compliance with regulatory requirements. Non-compliance can easily be resolved and will not be an impediment to proposed development	Purveyor is not in compliance with regulatory requirements and non-compliance will be an impediment to the proposed development	
Natural Gas				
3.9 Location and capacity of nearest connection. Weight 4	Capacity available and On-site	Will be extended to the site at a minimum cost	Not available or extremely expensive to get it to the site	
Stormwater Management:				
3.10 Jurisdictional design criteria Weight 2	Clear and flexible	Clear	Unclear or mixed criteria	
3.11 Jurisdiction compliance with NPDES Weight 2	Yes		No	

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3.12 Construction Stormwater Weight 3	Construction stormwater can be easily managed during construction	Construction stormwater can be reasonably managed during construction	Construction stormwater will be very difficult to manage during construction	
3.13 Permanent stormwater treatment and disposal Weight 4	Facilities existing in the area to treat and dispose of stormwater	Treatment and disposal facilities for stormwater can be reasonably constructed and managed on-site	Treatment and disposal of stormwater will be very expensive and difficult	
Other Essential Services				
3.14 Communications infrastructure capacity Weight 5	Fiber and/or cable available to the site that will meet the facilities need	Necessary phone and data lines will be extended to the site at a minimal cost	Adequate phone and data lines will be very expensive to obtain	Adequate phone and data lines not available
3.15 Radio communication connectivity Weight 2	Frequency can be used in site vicinity and use of a shared trunking system is feasible	Frequency can be used in site vicinity.	Frequency cannot be used; would pose interference to adjacent system	
3.16 Cellular phone service Weight: 4	Cellular phone service available on site and in surrounding area	Cellular phone service available on-site	Cellular phone service can be added	Not served by cellular network and cannot be added
3.17 Availability of three phase electrical service providing a minimum of 3,500 kVA Weight 5	Available at or adjacent to the site	Necessary power will be extended to the site at a reasonable cost	Extension costs exceed \$1,000,000	Electrical service not available
3.18 Outside fire and emergency medical service response capacity Weight 3	Available within a 10-minute response time	Available within a 15-minute response time	Greater than 15-minute response time	Not available

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
3.19 Outside law enforcement emergency response capacity Weight 3	Available within a 10-minute response time	Available within a 15-minute response time	Greater than 15-minute response time	Not available

4. Transportation

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
4.1 Proximity/linkages to public transit Weight 1	Public transit within ¼ mile of the site	Public transit ¼ to 1 mile from site	More than 1 mile or not present	
4.2 Distance to bus or rail service Weight 1	Within 1 mile	Within 1 to 3 miles	Within 3 to 5 miles	Not present and cannot be provided
4.3 Access route ability to accommodate DOC buses Weight 2	All intersections along access route appear to have sufficient turn radii to accommodate bus travel (min 45' turning radius)	Up to two intersections appear to require turn radii improvements to accommodate bus travel.	More than two intersections appear to require turn radii improvements	Turn radii appear infeasible
4.4 Alternate route to Interstate Weight 3	At least 75% of distance or travel time has an alternate route.	50%-to-75% of distance or travel time has an alternate route.	Less than 50% of distance or travel time has an alternate route.	No alternate routes
4.5 Local access Weight 3	Driving distance to the site is no more than one mile from Interstate or at least 75% of distance from Interstate to site is on 4-lane roadway.	50%-to-75% of distance from Interstate is on a 4-lane roadway	Less than 50% of distance from Interstate is on a 4-lane roadway	

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
4.6 Travel cost ² Weight 4	5 sites with lowest estimated travel cost	5 sites with middle estimated travel cost	5 sites with highest estimated travel cost	
4.7 Site access feasibility Weight 4	Project site frontage on two or more public roadways that could be used for direct access	Project site frontage on one public roadway that could be used for direct access	Very limited or no site frontage on a public roadway that could be used for direct access	

5. Land Use Regulatory and Policy Compliance

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
5.1 Comprehensive Plan consistency Weight 5	Clearly consistent with comprehensive plan and zoning designation	Generally consistent with comprehensive plan, zoning and essential public facilities process, if applicable	Likely inconsistent with Comprehensive Plan and zoning designation; amendments can be obtained within DOC schedule	Inconsistent with Comprehensive Plan and/or zoning designation. Amendments unlikely and/or would exceed DOC schedule
5.2 Land use approval process Weight 3	None or administrative site plan review	Conditional use or similar review process will allow completion within DOC schedule	Rezone or similar review process will allow completion within DOC schedule	Required land use permits would not allow completion within DOC schedule
5.3 Site development standards Weight 4	Standards do not limit usable area beyond what would be expected for use	Standards generally acceptable, may have minor impacts on site development	Likely to significantly impact usable area	Development likely not feasible under site development standards
5.4 Development impact fees Weight 4	Impact fees are less than the average of the other sites	The impact fees are 20% of the average of the other sites	The impact fees are greater than 20% more than the average of the other sites	

² Measured as driving distance from Interstate 5 Exit 149 multiplied by average DOC transport cost/mile (\$5.85/mile, based on FY 2010 WSP and WCC)

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)	Unacceptable Rating: Site Eliminated
5.5 Jurisdictional requirements for frontage improvements Weight 3	Jurisdiction does not require specific frontage improvements	Frontage improvements required just at access points	Full frontage improvements required for full length of frontage	

6. Sustainability

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)
6.1 Potential for non-potable water Weight 2	Municipality can supply reclaimed water	Municipally supplied reclaimed water not available, but rules allow for on-site rainwater harvesting.	Non-potable water or rainwater harvesting not available
6.2 Stormwater infiltration facilities Weight 4	Permeable soils with depth to groundwater greater than 10 feet	Moderately permeable soils with depth to groundwater greater than 10 feet	Low permeability soils with shallow groundwater (less than 10 feet)
6.3 Reuse of on-site materials (soil and rock) Weight 2	Potential for reuse of site materials	Some potential for reuse of site materials	Little or no potential for reuse of site materials
6.4 Suitability for ground source heat pump systems Weight 1	Groundwater at about 25 feet; bedrock deeper than 300 feet		Bedrock at shallow depths (about 100 feet or less)

7. Community Acceptance

Criteria	Preferred Rating: 2	Acceptable Rating: 1	Undesirable Rating: (2)
7.1 Commitment from elected officials Weight 4	Written commitment from local government officials		Uncertain or known lack of support
7.2 Demonstration of broad local government, business, and community support Weight 4	Documentation of effort to inform public and garner public support	Public outreach effort uncertain	Known opposition
7.3 Existence of a local agency public outreach plan Weight 3	Plan prepared	Willingness to prepare	Unwilling or unable to create outreach plan